



## Lessons Learned from Implementing Sewers in New UGA's

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## What Will You Learn Today?

- **Purpose** – to discuss the challenges in implementing a new sewer system
- **Goal** – to compare 5 current examples
- **Outcome** – to broaden the understanding and assist those counties that will attempt this in the future



## New Urban Growth Areas (UGA)

- Typically in counties
- Planning under the Growth Management Act (GMA)
- Commercial core surrounded by residential
- Pre-UGA served by individual septic systems
- Under GMA, UGA requires urban services
- Post-UGA served by public sewer system



## Making of a UGA

- Community vision
- Buy-in and approval from County
- Comprehensive planning process
- New zoning code
- Perhaps trip(s) to Growth Management Hearings Board
- Conclusion = years in the making



## Why Go For a UGA?

- Community vision
- Already urban in nature
- Change from rural zoning to more dense zoning
- Affordable housing
- Economic development
- More efficient use of commercial property
- No more septic drain fields required



## New Sewer System Required

Important answers prior to sewer planning:

- Who will own?
- Who will operate?
- Who can borrow the big bucks?



### To Be Successful

- Years of planning and design
- Committed elected officials
- Citizen involvement, community buy-in
- Dedicated team
- Funding partners
- **Project Champions!!**



### Example: Mason County

- Belfair
  - Documented nitrogen issues, community vision
  - New sewer system required
  - Great timing for funding (federal & state)
  - Project champion was Norm Dicks
  - Managed by Mason County
  - Phase 1 complete, strong resistance from residents for Phase 2
  - Challenge to meet debt service without Phase 2



### Example: Kitsap County

- Gorst
  - Existing urbanized area
  - Managed by Kitsap County
  - Kitsap County already in the sewer business
  - Could serve by extension from Bremerton



### Example: Clallam County

- Carlsborg
  - Managed by PUD with Clallam County
  - Plan to establish LID to fund construction
  - Economy changed, LID not feasible
  - Sequim now had excess capacity and interest
  - Project management shifted from PUD to County
  - Appear to be working toward extension to Sequim



### Example: Jefferson County

- Port Hadlock
  - Managed by Jefferson County
  - Will require new treatment and collection
  - Plan to contract with PUD for billing, operations
  - County to borrow for treatment facilities
  - Establish LID to fund collection system
  - Economy has changed and slowed progress
  - LID & funding = chicken & egg



### Example: Island County

- Freeland
  - Managed by Freeland Water & Sewer District
  - Neighboring system - no capacity or interest
  - District not large enough to borrow without LID
  - Residential customers not interested
  - Election turnover, economy changed
  - Neighboring system – now interested
  - Appear to be revising plan – only commercial core



## Big Picture Lessons – Jefferson Co

- Years to Implementation
  - Implementing a new sewer utility is years in the making
- Zoning
  - Don't promise before it is available
- Mini-Storage Moratorium
  - Was necessary to preserve developable land that would use urban services



## Sewer Lessons – Jefferson Co

Develop funding package that...

- Reduces impacts to:
  - Existing residential
  - Existing small business
- Promotes:
  - Affordable Housing
  - Business Expansion



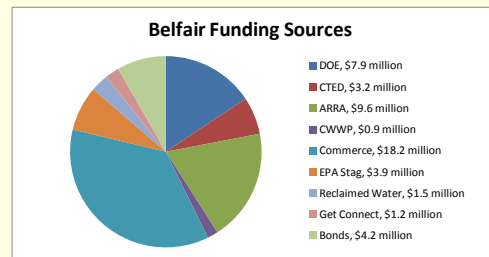
## Successful Funding Partners

Funding Sources	Amount
DOE	\$1,137,413
CTED	\$3,200,000
DOE	\$3,033,500
ARRA Forgivable	\$5,716,829
ARRA Loan	\$3,897,293
CWWP Grant	\$904,850
Commerce	\$7,950,000
Commerce	\$5,480,000
EPA STAG Grant	\$3,851,000
Commerce	\$4,800,000
Reclaimed Wtr Grant	\$1,500,000
Green Proj Forgivable	\$616,500
Green Proj Loan	\$616,500
Non-hardship Loan	\$2,525,396
Get Connect Forgivable	\$1,064,280
Get Connect Loan	\$153,720
Bond	\$2,800,000
Bond/CHP	\$1,400,000
<b>Total</b>	<b>\$50,647,241</b>

- Project accounting spreadsheet:
- 1 column for each grant or loan component
- Total 18 funding sources
- Total \$50+ million



## Belfair Summary



## Sewer Lessons – Belfair

- Economy changed
- Phase 1 is connected
- Capacity in treatment plant for more connections
- Phase 2 difficult to gain traction
- County struggling to keep sewer fund in balance
- Need more customers
- Wish they already had LID



## Questions?



## Contacts

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